

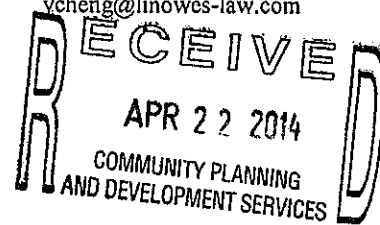
LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

April 22, 2014

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VIA HAND DELIVERY

Mr. James Wasilak
Chief of Planning
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850



Re: Level 2 Site Plan Application for 1175 Taft Street, Rockville (the "Property")

Dear Mr. Wasilak:

On behalf of Rockville North Land, LLLP (the "Applicant"), we are filing the required Level 2 Site Plan Application (the "Application") for the Property pursuant to Section 25.07.05.1 of the City of Rockville's Zoning Ordinance ("Zoning Ordinance"). The Applicant (in the form of Siena Corporation) was the contract purchaser of the Property at the time of the filing of the Pre-Application on February 4, 2014 and became the current owner of the Property on March 6, 2014. The Applicant proposes redevelopment of the Property with a 109,764 square-foot ezStorage self-storage facility, consisting of 900 storage units, a 1,100 square-foot office, and a 1,500 square-foot dwelling unit for a 24/7 resident manager (the "Project").

A. Description of Property and Surrounding Area

The Property consists of approximately 1.39 acres of land that is located in the southwest quadrant of the intersection of Taft Street and First Street. The Property is identified on Tax Map GR53 as part of Lot 15, Block 4, Southlawn Office & Industrial Center subdivision, which is recorded among the Land Records of Montgomery County at Plat No. 11883. The Property is zoned Light Industrial (IL) and is currently improved with a 17,251 square-foot warehouse that was previously used as the local distribution center for Hostess Bakery.

The Property is approximately 89% impervious. Except for a small grass area of approximately 1,800 square feet at the northeast corner of the Property, the site is covered by asphalt, concrete, and a single level metal structure. There is no existing forest, wetland or

Mr. James Wasilak
April 22, 2014
Page 2

floodplain on the Property. Also, there are no significant, specimen or champion trees on the Property. As shown on the NRI/FSD that was approved on February 13, 2014, there are approximately three existing trees along Taft Street and ten existing trees along First Street.

There are three existing access points to the Property -- one from Taft Street and two from First Street. The Property has easy access to nearby major transportation routes, which include MD Routes 355 and 28 as well as I-270.

The Property is located in Planning Area 16 known as "Southlawn/Redgate" in the City's Comprehensive Master Plan (the "Master Plan"). The Master Plan recognizes this planning area for service industrial facilities, including warehousing and storage. To the immediate north, west, south, and east of the Property are properties that are also zoned Light Industrial in the Southlawn Office and Industrial Center subdivision. The types of neighboring businesses include moving and storage, truck rental, auto service and repair, electrical service, mechanical service, remediation service, subcontractors, glass, flooring, equipment rentals, concrete manufacturers, and metal recyclers, many of which have a fleet of trucks to service their clientele. Outside of the immediate surrounding area to the northeast of the Property are the Red Gate Industrial Park and Redgate Municipal Golf Course, to the southeast of the Property is the Burgundy Knolls subdivision, and to the southwest of the Property are Maryvale Elementary School, Maryvale subdivision, and Maryvale Park.

B. Proposed Project

The Applicant proposes to remove the existing improvements and redevelop the Property with a LEED Certified ezStorage self-storage facility of approximately 109,764 square feet as shown on the Site Plan (attached as Exhibit A). As mentioned above, the self-storage facility will consist of 900 storage units, a 1,100 square-foot office, and a 1,500 square-foot dwelling unit for a 24/7 resident manager. The self-storage facility will have four levels (three above grade and one below grade). However, the architectural features of the proposed building will make it appear to be two stories as shown on the Preliminary Building Elevations (attached as Exhibit B). The proposed building will be constructed with masonry, steel, and concrete throughout, with freight elevators and a state-of-the-art security and fire protection system that includes sprinklers and fire monitoring devices. In addition, a retaining wall with appropriate protective fencing is proposed from the northeast corner of the Property to the main entrance off of Taft Street.

The main entrance to the Property for customers will be from the existing curb-cut on Taft Street. A secondary entrance to the Property for the resident manager to access the dwelling unit on the Property will be from the existing curb-cut on First Street. A third entry point to the

Mr. James Wasilak
April 22, 2014
Page 3

Property from First Street, which currently exists closest to the intersection of Taft Street and First Street, is proposed for removal.

The proposed grading will provide positive drainage away from the building. The typical slopes are 3:1 and where necessary, 2:1 maximum slopes are proposed. The Applicant proposes 2% cross slopes on all the sidewalks, 1% minimum slope on hard surfaces and 2% minimum slope on grass. The applicable ADA standards have been applied to accessible routes and parking for compliance. Also, curbing is proposed to direct water runoff, step the grade and define spaces.

C. Outreach to Community

The Applicant held a Pre-Application Area Meeting with the community on March 6, 2014 at 6:30 pm in the Mayor and Council Chambers. Notice letters were sent to all property owners within 1,250 feet of the Property as well as to the required civic/homeowners associations. In addition to the Applicant's development team, five people from the community attended the meeting. The Applicant reviewed the site location, described the proposed project (including the building type, features, and operation), discussed the Level 2 Site Plan review process and anticipated timing for the project, and answered questions from the attendees. A copy of the notice letter and meeting minutes along with the materials that were distributed to the attendees as well as other Pre-Application Area Meeting related materials were submitted to the City on March 13, 2014.

D. Compliance with Level 2 Site Plan Requirements

As will be described in more detail below, the Project satisfies the requirements of Section 25.07.01.a.3 of the Zoning Ordinance. First, it will not adversely affect the health or safety of persons residing or working in the neighborhood of the Project, be detrimental to the public welfare, or be injurious to property or improvements in the neighborhood. The Project will instead remove a vacant warehouse and redevelop the Property with an attractive, functional self-storage facility that will serve the community.

Second, the Project will not overburden existing and programmed public facilities. The public water and sewer that served the existing warehouse when it was in active use will be adequate to serve the Project. We believe the proposed water and sewer usage will be less than the existing warehouse when it was in active use as shown on the Water and Sewer Authorization Application (attached as Exhibit C), confirmation of which was requested through the Pre-Application. In addition, the traffic impact of the Project will be minimal. In fact, the

Mr. James Wasilak
April 22, 2014
Page 4

traffic generated by the Project will be less than the existing warehouse when it was in active use. As shown in the Comprehensive Transportation Review (CTR) Report prepared by The Traffic Group (attached as Exhibit D), the total AM peak hour trips will be -7 (-10 in and 3 out) and the total PM peak hour trips will be -8 (2 in and -10 out). Only on Saturday will there be a total peak hour trips of 29 (16 in and 13 out). Furthermore, this Project has no impact on the public school facilities.

Third, the Project will not adversely affect the natural resources or environment of the City or surrounding areas. Instead, the natural resources or environment of the City will be enhanced by the additional trees proposed for planting on the Property to satisfy the forest conservation requirements as shown on the Preliminary Forest Conservation Plan (attached as Exhibit E) and to satisfy the landscaping and screening requirements as shown on the Landscape Plan (attached as Exhibit F). The total forest conservation obligation for the Property is 0.21 acres of planting requirement (15% of the gross tract area), which translates into the planting of 23 trees along the east and south side of the Property. The landscaping and screening requirements (discussed in more detail below) will provide 14 trees and 108 shrubs along the perimeter of the proposed building and Property.

In addition, grading has been designed to direct water runoff directly or via storm drain systems into stormwater management facilities. The Applicant proposes four micro-bioretenention facilities and an underground stormwater management facility as shown on the Stormwater Management Concept Plan (attached as Exhibit G). Stormwater management will be provided by on-site Environmental Site Design (ESD) to the maximum extent practicable (MEP) via two micro-bioretenention facilities located in front of the building facing Taft Street and two micro-bioretenention facilities located to the east of the building along First Street. The micro-bioretenention facilities will provide 55% of the required ESD volume as approved under SMP2014-00026 and PAM2014-00072. The remaining stormwater management will be satisfied via structural practices and monetary contributions. An underground storage facility (located in the northeastern portion of the Property) will be used on-site after maximizing surface ESD facilities to the MEP. Full ESD treatment is not able to be met due to areas being reserved for FCP plantings and tight site constraints. Due to restraints within the right-of-way, a monetary contribution in lieu of stormwater management (water quality and water quantity volumes) for all impervious areas will be provided. As part of the stormwater management design, a downstream storm drain analysis was performed to ensure safe conveyance from the Property. The existing site impervious area was analyzed and compared to the proposed re-development. The analysis shows that re-development of the Property will reduce the impervious area and therefore, decrease the storm drain runoff from the Property.

Mr. James Wasilak
April 22, 2014
Page 5

Furthermore, the Project will not be in conflict with the Plan (as defined in the Zoning Ordinance) which includes the Master Plan. As noted above, the Master Plan recognizes the Property's planning area for service industrial facilities, including warehousing and storage, which is consistent with the proposed use. The Property is immediately surrounded by properties that are also zoned Light Industrial. Furthermore, for the reasons stated above, and as addressed in the Application materials, the Project does not constitute a violation of any provision of the Zoning Ordinance or other applicable law.

Finally, the Project will not be incompatible with the surrounding uses or properties. The redevelopment of the Property will place an active use in this area that will complement the surrounding uses, which are primarily industrial uses.

E. Compliance with the Site Plan Application Requirements

Pursuant to the Site Plan Application, the Applicant is required to include a statement of justification that explains how the Project complies with the following: (1) IL Development Standards; (2) Comprehensive Master Plan; (3) Landscaping, Screening, and Lighting Manual; (4) Adequate Public Facilities; (5) Parking; (6) Signs; (7) Public Use Space; (8) Water and Sewer Information for Hydraulic Review; and (9) Green Building Regulations.

1. The Project complies with the IL Development Standards

Pursuant to Section 25.12.01 of the Zoning Ordinance, the purpose of the IL Zone is to provide space for limited light manufacturing, warehousing, and wholesaling facilities necessary to serve residents of the City and surrounding areas to provide general retail facilities for certain commodities appropriate in an industrial zone, and to provide certain limited housing opportunities. The proposed self-storage facility, including a live/work unit for the resident manager, is a permitted use in the IL Zone.

As detailed on the Site Plan and shown on the development data table below, the Project complies with the IL development standards.

Mr. James Wasilak
April 22, 2014
Page 6

	<u>Required/Allowed</u> IL Development Standards	<u>Proposed</u>
Gross Tract Area	N/A	1.3924 acres (60,654 sf)
Max. Lot Coverage (Sec. 25.12.04)	50%	45% (27,252.1 sf.)
Min. Open Area (Sec. 25.12.04)	10%	14.6% (8,861.2 sf.)
Setback Requirements (Sec. 25.12.04)		
Front Yard (Taft Street)	25 ft	25 ft
Side Yard (First St and Lot 14)		
Side Street Abutting	10 ft	10 ft
Nonresidential land abutting	10 ft	10 ft
Residential land abutting	Building height, but not less than 30 ft	N/A
Rear Yard (Lot 16)		
Residential land abutting	Building height, but not less than 30 ft	N/A
Nonresidential land abutting	0 or at least 10 ft if provided	10 ft
Building Height (Zoning Ordinance Sec. 25.12.04)	40 ft	36 ft
Number of Stories	N/A	3 Levels above grade/ 1 Level below grade
Number of Storage Units	N/A	900
Square Footage	N/A	27,441 sf. / level (109,764 sf. total)
Office Area	N/A	1,100 sf.
Residential Live/Work Area	N/A	1500 sf. (1 unit)
Parking (Warehouse, self-storage) (Sec. 25.16.03)		
Office Parking Spaces - 3 spaces/ 1,000 sf	3	3
Storage Area Parking Spaces - 1 space/100 storage unit	9	10
Employee Parking Spaces	1	1
Handicap Spaces	1	1
Residential Unit Parking Spaces	2	2
Total Automobile Parking Spaces	15	17
Bicycle spaces		
Short term spaces – 1 space	1	1
Long term spaces - 2 spaces / 40,000 sf	6	6
Total Bicycle Parking Spaces	7	7

Mr. James Wasilak
April 22, 2014
Page 7

2. The Project complies with the Comprehensive Master Plan

As noted above, the Property is located in Planning Area 16 known as "Southlawn/Redgate" in the City's Comprehensive Master Plan. The Master Plan recognizes this planning area for service industrial facilities, including warehousing and storage. The Project is a self-storage facility which is among the service industrial facilities permitted in the IL Zone. Therefore, the Project is in compliance with the Master Plan.

3. The Project complies with the City's Landscaping, Screening, and Lighting Manual

a. Landscaping and Screening

The Project complies with the City's Landscaping, Screening and Lighting Manual (the "Manual"), adopted by Resolution No. 14-09, which sets forth specific landscaping and screening requirements for a parking lot. Below is a bullet summary of the applicable requirements followed by a description of how the Project satisfies those requirements as shown on the Landscape Plan (attached as Exhibit H):

- *Section 4.d.2.(a) of the Manual, titled "Landscape Strip Area Adjoining a Street Right-Of-Way", requires a landscaping strip of at least 10 feet in width. This area must be planted with either shade or ornamental trees. A minimum of one tree for every 40 feet of lot frontage must be provided as well as an evergreen hedge planted with a minimum of 15 shrubs per 40 feet of lot frontage. A wall or fence, or other methods such as a change in grade or berm may reduce the shrub requirement by 50% to further reduce the visual impact of the parking facility.*

The Property has a lot frontage of approximately 150.6 feet along Taft Street, which includes approximately 56 feet of ESD facilities, and approximately 24 feet for the site entrance. The required planting for this area is 2 shade trees plus 26 evergreen shrubs. With the proposed retaining wall and fence, the amount of shrubs can be decreased to 13.

The lot frontage along First Street is approximately 333 feet with approximately 220 feet used for the storm water management facilities and approximately 15 feet for the site entrance. The required planting along this area is 2 shade trees and 42 evergreen shrubs. At the front of the building, with the proposed retaining wall and fence, the shrub amount can be decreased by 50%. As a result, the total planting requirement for shrubs is 28.

Mr. James Wasilak
April 22, 2014
Page 8

Accordingly, the total required planting along the street right-of-way is 4 shade trees, and 41 evergreen shrubs with the proposed retaining wall and fence. The Applicant proposes planting 2 shade trees and 4 ornamental trees within a 10-foot wide strip along the street right-of-way, and 41 evergreen shrubs either within the same 10-foot strip or within a 3- to 5-foot wide strip on top of the proposed retaining wall with fence to meet the requirement.

- *Section 4.d.2.(b) of the Manual, titled "Perimeter Landscape Area Adjoining Property Other Than a Street Right-of-Way", requires a landscape strip of at least 7 feet wide with a minimum of one shade tree and 15 shrubs for every 40 feet of lot perimeter. Two ornamental trees may be substituted for one shade tree and one evergreen tree may be substituted for 5 shrubs.*

The Property has approximately 70 feet along the east side of the Property line and approximately 44 feet along the south side of the Property line that is next to the proposed parking area. Accordingly, 3 shade trees and 43 evergreen shrubs are required. The Applicant proposes planting 5 shade trees and 43 evergreen shrubs in a landscape strip of at least 7 feet wide. Please note that the 5 shade trees also are used to meet the forest conservation requirement.

- *Section 4.d.2.(c) of the Manual, titled "Internal Landscaping of Surface Parking Facility", requires a minimum of 5% of the internal area of a surface parking facility be landscaped with shade trees.*

The total internal area of the proposed surface parking facility is approximately 12,264 square feet. The required landscape area is approximately 613.2 square feet (5% of 12,264 square feet). The Applicant proposes an internal landscape area of approximately 1,037.7 square feet or 8.5% of the total surface parking area, which exceeds the minimum requirement.

- *Section 4.d.2.(d) of the Manual, titled "Minimum Size of Planting Islands within Internal Landscape Area", requires the minimum planting islands to be 9'x10'.*

The Applicant proposes the planting islands to be approximately 24'x38', which exceeds the minimum requirement.

Mr. James Wasilak
April 22, 2014
Page 9

b. Lighting

The Project also complies with the lighting standards in the Landscaping, Screening, and Lighting Manual. Generally, the lighting proposed for the Project is intended to promote the health, safety, and general welfare of the customers of the proposed self-storage facility, the resident manager, and the general public. To that end, the lighting height, fixture style and cutoff types have been determined based upon the intended location and the use of that portion of the Property. For example, street lighting at the entrance and in the parking area is intended to provide visibility while lighting along the perimeter of the Property is less bright. Also, during construction, the Project will comply with the restrictions on lighting of a construction site.

Below is a bullet list of the applicable lighting standards in Section 5.d. of the Manual followed by a description of how the Project satisfies those standards as shown on the Lighting Plan (attached as Exhibit I):

- *All lights must be shielded in such a way as to direct all light towards the Earth's surface and away from reflective surfaces. Incidental decorative lighting may be directed towards the sky if approved by the Chief of Planning or the Planning Commission during the site plan review process.*

The lighting fixtures proposed are Emco Avalume Horizontal Lamp for the parking lot by Philips, LED WallMax –Large 40W Wall Pack (Full Cutoff) by MaxLite and Vertical HID Cylinder by Vintage Lighting, Inc. for the wall mount lighting. These lighting fixtures are designed to direct all light towards the Earth's surface. There are no reflective surfaces proposed on site. Also, there are no decorative lighting proposed.

- *Light fixtures of lamps must be shielded/shaded in such a manner as to direct the incident rays away from all adjacent property.*

The lighting fixtures are designed to only illuminate the Property and the off-site spill is reduced to the minimum. Full cutoff lighting fixtures are proposed where the property abuts other properties.

Mr. James Wasilak
April 22, 2014
Page 10

- *Lights on poles must not be taller than the building whose area they illuminate nor taller than fifteen feet, whichever is shorter.*

The maximum building height of the proposed building is 36 feet. The lights on poles are designed on a 15' pole, which are neither taller than the proposed building nor taller than 15 feet.

- *All fixtures must meet the building code requirements.*

All proposed fixtures will meet the building code requirements.

- *Any facilities that require floodlighting may not arrange the light in such a way that it will shine towards a roadway, onto an adjacent residential property or a residential use property or into the night sky.*

No floodlighting is proposed for the Property.

- *All outdoor lighting fixtures must be aimed, located, and maintained so as not to produce disability glare.*

The proposed outdoor lighting fixtures will be aimed, located, and maintained so as not to produce disability glare.

- *High intensity light beams in the form of outdoor searchlights, lasers, or strobe lights are not permitted except as required by Federal, State, or local public safety regulations.*

No high intensity light beams in the form of outdoor searchlights, lasers, or strobe lights are proposed for this Project.

4. The Project meets the required Adequate Public Facilities (APF) Standards

a. The Project meets the required APF standards for transportation.

The Project will not overburden the surrounding road network as it will generate fewer than 30 peak hour trips. As a result, the City has agreed that an on-site transportation analysis is required. The CTR Report (Exhibit D) was prepared by The Traffic Group in compliance with the requirements of the City's Comprehensive Transportation Review Methodology published in March 2011. The CTR Report shows the Project will have a minimal impact to the road network

Mr. James Wasilak
April 22, 2014
Page 11

as the traffic generated by the Project will be less than the existing warehouse when it was in active use. The CTR Report indicates the Project's total AM peak hour trips will be -7 (-10 in and 3 out) and the total PM peak hour trips will be -8 (2 in and -10 out). Only on Saturday will there be a total peak hour trips of 29 (16 in and 13 out). Accordingly, the Project meets the required APF standards for transportation.

b. The Project meets the required APF standards for schools.

The Project will have no impact on the public school facilities. Accordingly, the Project meets the required APF standards for schools.

c. The Project meets the required APF standards for water and sewer service.

The existing water and sewer service categories for the Property are W-3 and S-1, respectively. The public water and sewer that served the existing warehouse when it was in active use will be adequate to serve the Project. Due to a lower level of activities anticipated for the Project, the Applicant believes the proposed water and sewer usage will be less than the existing warehouse when it was in active use as shown on the Water and Sewer Authorization Application (Exhibit C), confirmation of which was requested through the Pre-Application.

The water service will be provided from First Street with a meter at the property line. This meter will be the main meter for the entire building. The existing water meter will be removed. The existing water connection for the existing building will be converted to a public fire hydrant. The sewer service will be from both First and Taft Streets. The office will have a sewer connection to Taft Street. This connection will utilize the existing 6" sewer connection by installing a built over manhole at the property line and re-routing the connection through the Property to the office area of the building. The residential use will have a sewer connection to First Street. This connection will enter the building near the water connection. The second connection to the residential use is needed due to the elevation differences on this sit as the residential use is much lower than the office and a connection by gravity sewer to Taft Street cannot be achieved. Accordingly, the Project meets the required APF standards for water and sewer service.

d. The Project meets the required APF standards for fire protection services.

The Rockville Volunteer Fire Department Station 3 is the closest fire station, which is less than three miles away from the Property. Station 3 is located at 380 Hungerford Drive as shown on the map from the Montgomery County Fire and Rescue Service (attached as Exhibit J).

Mr. James Wasilak
April 22, 2014
Page 12

The short distance between Station 3 and Property would allow fire emergency vehicles to reach the Property within the standard response time when required. Accordingly, the Project complies with the APF standards for fire protection services.

5. The Project complies with the City's Parking Requirements

On February 10, 2014, the Mayor and Council adopted Ordinance No. 03-14, which amended Section 25.16.03 of the Zoning Ordinance that sets forth the auto and bicycle parking standards for the "self-storage warehouse" use. The required auto parking standard is 3 spaces per 1,000 square feet of gross floor area of office, 2 spaces for the resident manager, 1 space per employee, and 1 space per 100 storage units in a multi-story facility. The required bicycle parking standard is one short term space and 2 long term space per 40,000 square feet. Accordingly, the required number of auto parking spaces to serve the Project is 15 and the required number of bicycle parking spaces to serve the Project is one short term space and six long term spaces. The Applicant is proposing to provide 17 auto parking spaces, including 1 handicapped parking space, and one short term bicycle parking space and six long term bicycle parking spaces. Therefore, the Project exceeds the required number of auto parking spaces and meets the number of bicycle parking spaces.

6. The Project complies with the City's Signage Requirements

The Project complies with the City's signage requirements. Section 25.18.13(a)(1) of the Zoning Ordinance provides that the total aggregate area of all permanent building signs on the premises allowed for each business/tenant must not exceed: (i) two (2) square feet for each linear foot of exterior building wall enclosing the business/tenant space up to a maximum of 50 square feet; and (ii) if such building wall or portion thereof measures more than 50 linear feet, then the aggregate area of all signs on the premises for that business/tenant may be increased in area at the rate of one (1) square foot for each linear foot of exterior building wall in excess of 50 linear feet.

As shown on the Preliminary Building Elevations (Exhibit B), the Project will have nine signs that will not exceed the total allowed aggregate area of 336.67 square feet based on the calculations shown in the below table.

Mr. James Wasilak
April 22, 2014
Page 13

Taft Street Frontage: 162'-0"	
2 square feet for the first 50 linear feet	50.00 square feet
1 square foot x 112 linear feet remaining	112.00 square feet
Maximum Allowed Sign Area for Taft Street	162.00 square feet
First Street Frontage: 174'-8"	
2 square feet for the first 50 linear feet	50.00 square feet
1 square foot x 124.67 linear feet remaining	124.67 square feet
Maximum Allowed Sign Area for First Street	174.67 square feet
TOTAL ALLOWED AGGREGATE SIGN AREA FOR PROPERTY	336.67 square feet

The proposed permanent building signs will face Taft Street and First Street, featuring the following on three separate lines: (1) ezStorage; (2) Self Storage; and (3) Climate Controlled. Also proposed over the entrance to the office facing Taft Street will be a permanent building sign featuring "Office". All the proposed signs will be internally illuminated.

In addition, the Applicant proposes a wall mounted site sign that will face Taft Street, featuring the following on two separate lines: (1) ezStorage; and (2) 877-GO-STORE. This sign will also be internally illuminated.

Although the exact sizes of each of the signs are still to be determined, pursuant to the Zoning Ordinance, the total aggregate of all the signs will not exceed 336.67 square feet.

7. The Project complies with the Public Use Space Requirement.

Section 25.17.01(b) of the Zoning Ordinance provides that development consisting primarily of office and/or industrial uses may provide an open area, as defined in Article 3, for the purpose of satisfying the public use space requirement. Section 25.03.02 of the Zoning Ordinance defines "open area" as an area of land associated with and located on the same tract of land as a major building or group of buildings providing lighting and air, scenic or recreational space, or other similar purpose. The IL Zone requires an open area of 10% of the gross tract area. The Project proposes an open area of approximately 8,861.2 square feet or 14% of the gross tract area, which exceeds the minimum requirement. Accordingly, the Project complies with the public use space requirement.

Mr. James Wasilak
April 22, 2014
Page 14

8. The Project complies with the Water and Sewer Information required for Hydraulic Review.

As mentioned above, the proposed water and sewer usage will be less than the existing warehouse when it was in active use as shown on the Water and Sewer Authorization Application (Exhibit C) that was submitted during the Pre-Application process. The former bakery/distribution center use had an estimated water and sewer demand of approximately 7,758 g.p.d. The Project has an estimated water and sewer demand of approximately 3,294 g.p.d. Accordingly, the Project complies with the water and sewer information required for hydraulic review.

9. The Project complies with the Green Building Regulations.

The Project complies with the Green Building Regulations as shown in the attached City's Commercial Green Building Checklist (the "Checklist") (Exhibit K) and supporting document addressing the credits and points being pursued (Exhibit L). We note that the City's Checklist is based on USBGC's LEED 2009 version. The Applicant proposes to pursue certification under a more current version of LEED (v4). The Project is currently registered with the USGBC. The Project's registration number is 1000039835.

Section 5-234 of the City Code requires projects to achieve at least 25 points with at least 5 points earned from a list of Rockville priority credits. A LEED Accredited Professional has reviewed the list of Rockville priority credits and has utilized blue font to highlight the applicable LEED v4 credits on the Checklist. The Applicant proposes to obtain the required number of priority and non-priority points. However, designing and constructing a project is a dynamic and integrative process, which may require minor changes to the credits and points that are being pursued.

For all the above stated reasons, the Project complies with the Site Plan requirements.

F. Application Materials

Enclosed please find copies of each of the following items associated with the Application:

1. A completed Site Plan Application;
2. The Pre-Application Area Meeting No. PAM2014-00072 documentation;
3. A detailed Site Plan prepared and certified by a professional engineer;
4. The preliminary building elevations and floor plans;

Mr. James Wasilak
April 22, 2014
Page 15

5. A completed Water and Sewer he Application prepared by Soltesz;
6. A Comprehensive Transportation Review (CTR) report prepared by The Traffic Group;
7. A Landscape Plan;
8. A Preliminary Forest Conservation Plan (FCP);
9. A copy of the approved Pre-Application Stormwater Management Concept Letter;
10. A Development Stormwater Management Concept Package prepared by Soltesz;
11. A copy of the approved NRI/FSD Plan;
12. A Fire Protection Site Plan;
13. A HDC Review and Action;
14. A CD of the Application Materials;
15. A LEED-equivalent credit checklist and supporting documentation; and
16. Checks for the necessary filing fees.

We look forward to working with you and your Staff on this Application. If you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely yours,

LINOWES AND BLOCHER LLP

C. Robert Dalrymple, yjc

C. Robert Dalrymple

yum yu cheng

Yum Yu Cheng

Enclosures

cc: Mr. Bobby Ray
Mr. Jeremy Hurlbutt
Mr. Craig Pittinger
Mr. K.C. Reed
Mr. Dan Fryer
Mr. Carl Wilson